

NEWTON COMMERCIAL BUILDING FOR SALE

Tremendous Owner-Occupant Opportunity

9,000± SF Office & Retail (including lower level) · 1215 Chestnut Street - Newton, MA



PROPERTY DETAILS

Located in the desirable Newton Village of Upper Falls, this rarely available 9,000± SF mixed-use commercial building is for sale. Ideal for either an office or retail owner occupant, 1215 Chestnut Street is advantageously located at a signalized intersection, close to Routes 128/95 and 9. While the building is fully occupied, there is flexibility with the current tenants.

BUILDING SIZE

1st Floor: 2,976 SF±
2nd Floor: 3,362 SF±
Lower Level: 3,000± SF

LOCATION

South-West Corner of Chestnut and Oak St.
Signalized Intersection

LEASES

Flexibility - inquire further for details

PARKING

12 Spaces (inquire further regarding MBTA agreement)

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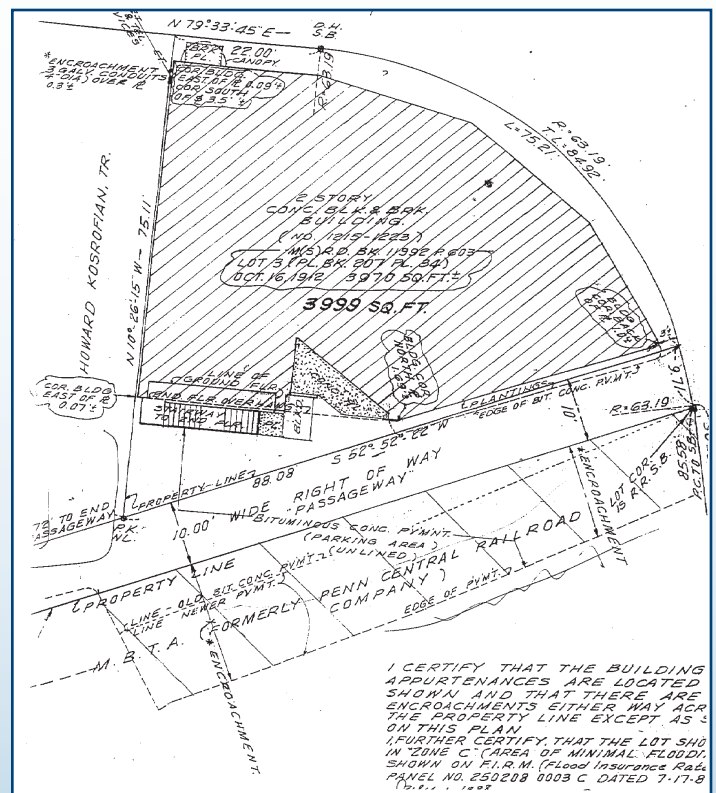
Boston Realty Advisors



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| BUILDING SIZE | 9,000± SF (includes lower level) |
| FLOORS | Three (one story below grade) |
| YEAR BUILT | 1980 (renovated at various stages) |
| PARKING | 12 Spaces (10 of which are part of MBTA land lease agreement) |
| AGE OF HVAC | 6 years |
| AGE OF ROOF | 6 years |

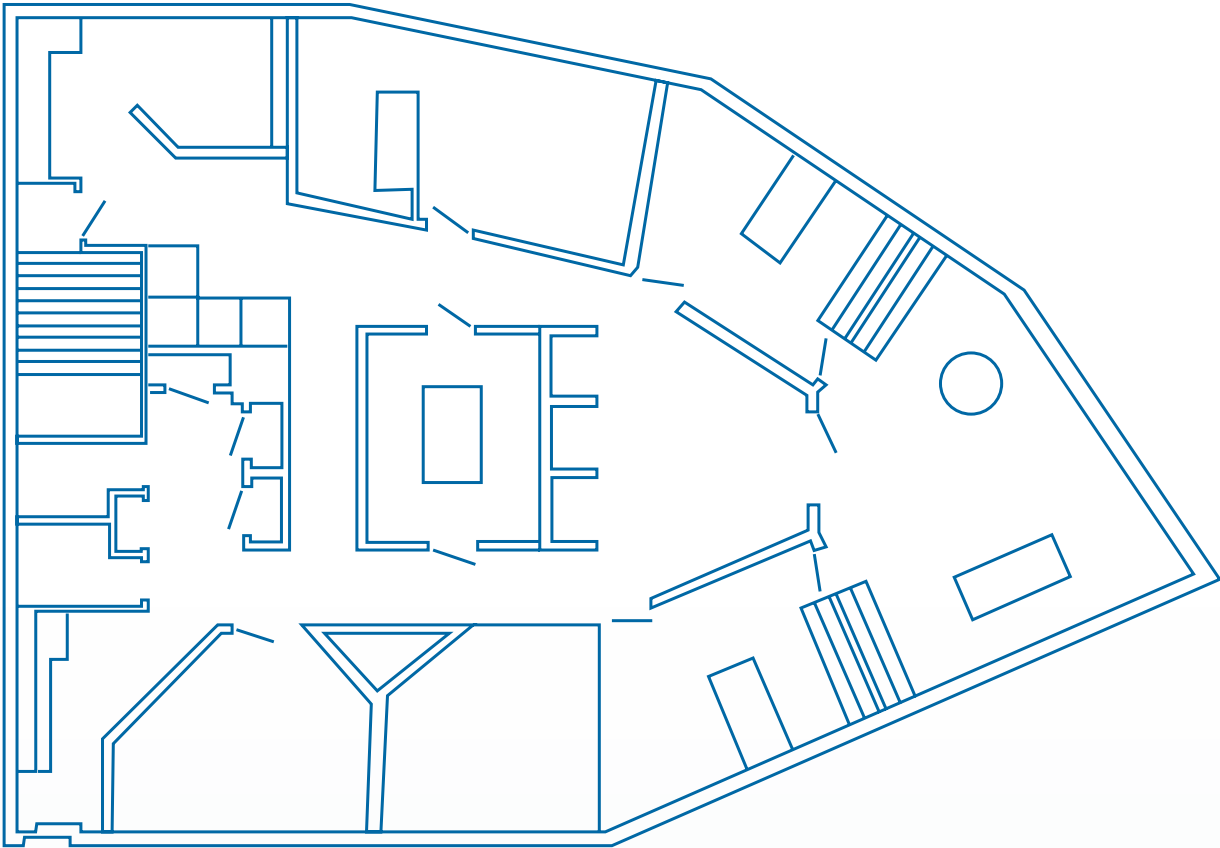
Further Due Diligence items made available upon request

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| PRICING | 1215 Chestnut is being offered for sale on an unpriced basis. We will conduct tours over the next several weeks with due diligence materials to be made available upon request for qualified buyers. These materials include MBTA parking agreement, site plan, expenses, tax bills, rental payment/lease verification and other documents. |
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The information contained herein is believed to be accurate, but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental or general condition of the property, and recommends purchaser's or tenant's independent investigation.

FLOOR PLANS



AREA MAP





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